

# INTERNATIONAL BOULEVARD TOD

## **Priority Conservation Area APPLICATION**

The International Boulevard Transit Oriented Development Urban Greening PCA corresponds with the PDA of the same name. This PCA contains a wide range of commercial businesses and is on the proposed route of a Bus Rapid Transit line. International Blvd., along with major avenues that cross it, provide major corridors that could support urban forestry enhancements. This is important for a neighborhood that has a high concentration of minority and low-income residents with low access to food and limited park options.

The PCA qualifies as Urban Greening because of its benefits to **Community Health** and **Climate & Resilience**.

The entire International Blvd. TOD PCA is considered a Community of Concern by the Metropolitan Transportation Commission, defined as having a high concentration of minority and low-income residents. There are a few neighborhood Parks within a Community of Concern that must be conserved. Swaths of the area experience a Park Deficit, according to Oakland's Open Space, Conservation, and Recreation Element of the General Plan. Over half of the parcels in the PCA have been defined by the USDA as Low Income-Low Access to Food, because at least 70% of the residents must travel more than 0.5 miles to reach a healthy food source such as a grocery store. Fortunately some of the area's parks are Parks within Low Income Low Access to Food Census Tracts. By conserving existing green space with carbon storage potential, this PCA benefits Climate and Resilience. It benefits Community Health by increasing park and food access in a Community of Concern.

Half of the International Blvd. TOD PCA – that to the west of International – has been defined by the California EPA as an Environmentally Disadvantaged Community, found to be in the 75<sup>th</sup> percentile of the EnviroScreen due to their disproportionate share of pollution. High Particulate Levels, above Bay Area Air Quality Management District thresholds as laid out in Plan Bay Area for 2040, are concentrated at the southern and northern end of the PCA. This likely corresponds to industrial activity at the south near the border with San Leandro, where there was Old Industrial Land, used for industrial purposes prior to 1968 that may contain PCBs and mercury and flagged by the Alameda County Clean Water Program for potential stormwater contamination. Major Urban Corridors in the area, including International Blvd. and 73<sup>rd</sup> and 98<sup>th</sup> Avenues, provide urban greening opportunities within the PCA with street tree enhancements. Because of the environmental health burdens of the area, increasing urban tree cover in an area with potential urban heat islands would benefit Community Health.